

## PROPOSED LAND USE DESIGNATIONS FOR GENERAL PLAN UPDATE

### 1. Pine Meadow Mixed Density

This designation applies to the approximate 26 acre site previously known as Pine Meadow Golf Course. The intent of this designation is to primarily encourage medium low density housing on portions of the site (attached or detached). Existing and new commercial and open space uses will remain permitted on the site. Other than on the required minimum open space areas, residential development is permitted on the entire site. Limited commercial/retail/restaurant uses are also permitted but only on a maximum of 7 acres of the site. Parks or other open space areas are required on a minimum of 2 acres of the site. Open space areas include, but are not limited to, privately owned properties that are not proposed for development, open areas owned and maintained by a homeowners association, and other open space areas wherein development will not occur. Planned unit developments are encouraged to promote clustering.

Residential Development Density: Up to 12 dwelling units per gross acre.

Non Residential Floor Area Ratio: Up to 0.5.

Applicable Zoning Districts: (To be determined)